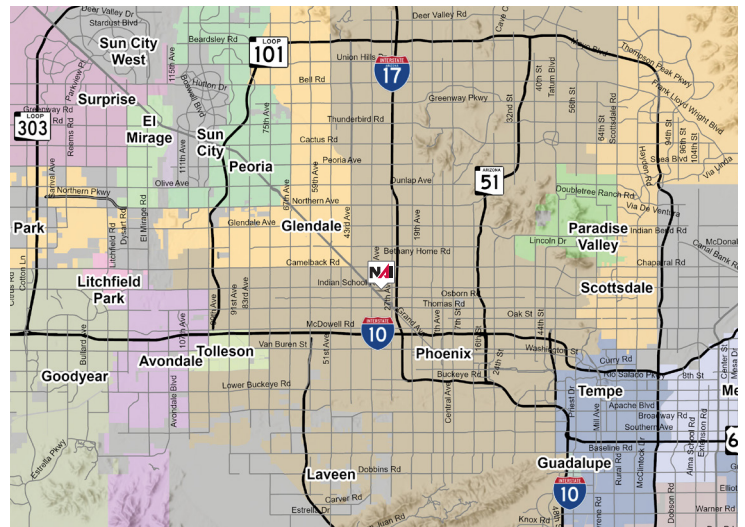




## High-Power, Fully Renovated Grow Facility in Phoenix

### Property Features

- Cannabis Cultivation Facility for Sale
  - 8 grow rooms
  - ±2,736 SF Veg Room
  - ±1,800 SF Office Space
  - ±2,000 SF Shipping & Receiving Space
  - Multiple change rooms, storage, and more
- Lighting: 261-1000W HPS lights in grow rooms and 180-310W HPS in veg room.
- Power: 1600 amps @ 480v\*.
- Cooling (CFM):
  - Smaller rooms—10 tons @ 4,000 CFM;
  - Medium rooms—20 tons @ 8,000 CFM
  - Large room—30 tons @ 12,000 CFM
  - Veg rooms—10 tons @ 4,000 CFM
- Cooling
  - AC Units: 32 units (majority new as of '22 renovation).
  - Dehumidifiers: Fully automated & environmentally controlled.
- Water
  - Reverse Osmosis: 3,000-gallon RO system with separate feeding tanks for each grow room.



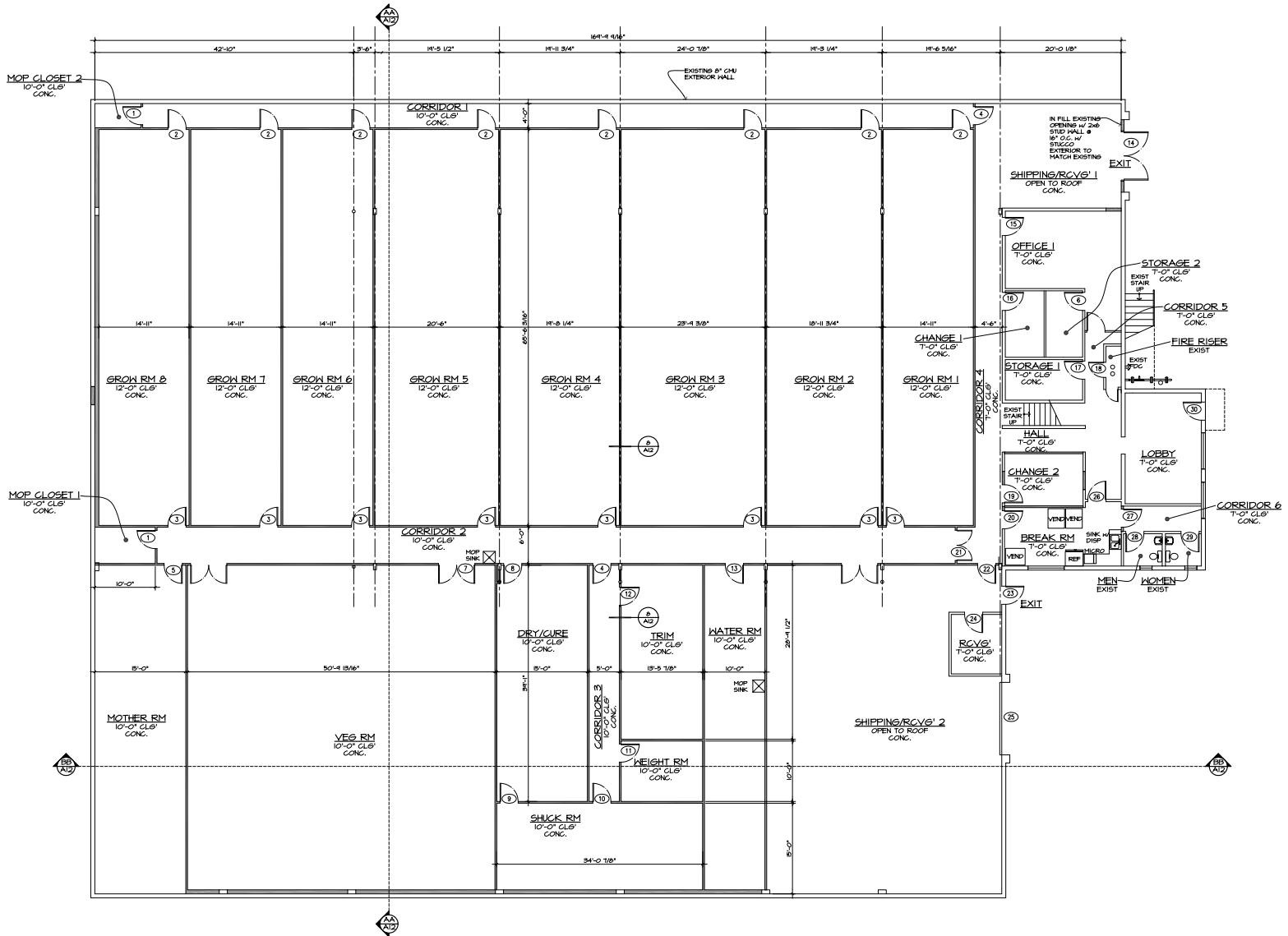
Size:	±23,260 SF
Parcel #	108-04-020G and -020H (Land Acreage: ±0.67)
Price:	Call Broker For Pricing

\* All power should be confirmed by existing utility providers. 1,600 amps is max capacity according to owner. May be expandable based off existing transformer on site solely servicing the property (KVA dependent).

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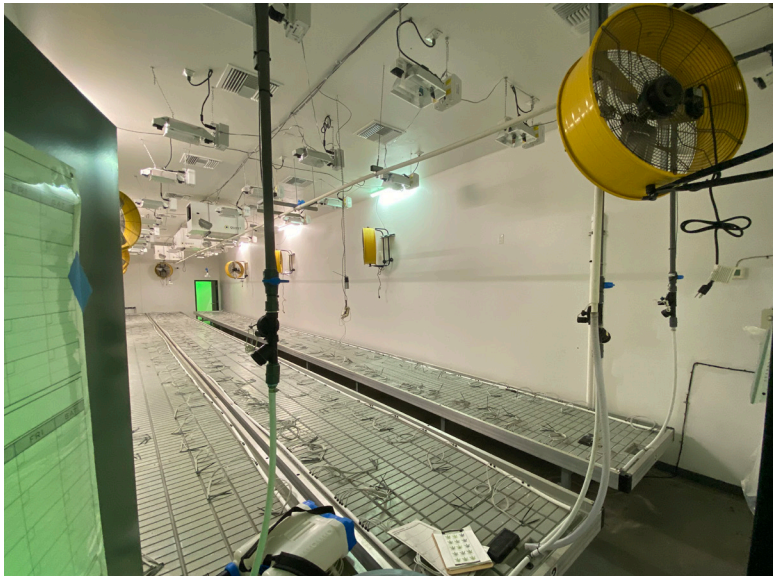
## Additional Features

- '22 renovations including new roof, parking lot, stucco, fire alarm, monitoring, cameras, and Agrowtek automation
- [Certificate of Occupancy](#): Authorized Use & Occupancy (City of Phoenix): I:F-1
- Building Certifications
- Marijuana License Variance: Active until August 2026
- Other Certifications: Fully covered by insurance and DHS Certified

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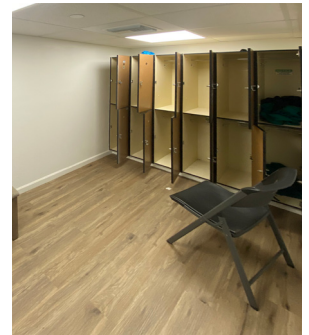
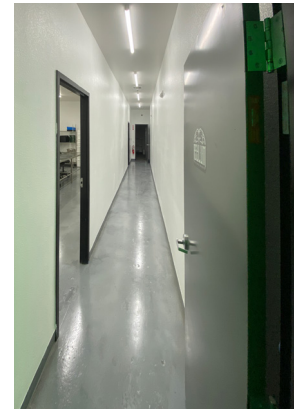


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